

Wolf Creek Ranch Owner's Association
Board of Directors Meeting Minutes

24 Jan. 2015

Attendees:

Warren Dold, President
Bob Snyder, VP
Dennis Hill, Treasurer
Lee Kinard, Secretary
Bob Ring, Board Member
Fred Ball, Board Member
Carol & Peter Dold, ER-7A
Ellis McKanna, ER-3A
Bill Bishop, RR-3

John Manton, ER-7B
Randy & Kay Lester, RR-1
Pete Mefford, WB-3
Gene Petru, WB-5B
Mark & Terry Stracke, MCW-6A
Tom & Dee Dee Sanders, AC-4A
Tommy & Patti Skinner, ER-12
Jim & Carol Weathers, WB-7

Attachments

Agenda
Sign-in Sheet
DRB Report
Treasurer's Report
WCR Committee Positions
Rainfall Totals

Having confirmed a quorum of directors present to conduct the business of the Association, President Dold called the meeting to order at 9:00 AM in the Dold home, welcoming the board, committee members, owners and guests. President Dold summarized the agenda for the meeting. See attachment.

Meeting minutes of the previous Board meeting of 15 November 2014, were circulated via email prior to today's meeting. They were accepted by the Board. The Board secretary, Lee Kinard, will file the minutes with attachments in the WCR office.

Opening Remarks

Discussion of upcoming Board Member nominations. Directors Warren Dold and Mike Moore each has elected not to seek successive terms as Association directors. Accordingly, two director positions will therefore need to be filled during the upcoming election. Dennis Hill suggested that in order to alert absentee owners, that the board split up the owners list and call each owner with the election information in addition to mailing it to them. All agreed.

Gene Petru was introduced to all in attendance as the latest home owner on WCR. His home was completed about October last year and was the focus of the parade of homes on WCR.

Design Review Board

Bill Bishop handed out the attached list of actions approved by the committee.

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Bill indicated a need for a committee meeting to determine the best way to monitor the building of structures and develop an in-process procedure that will better regulate the building process. Meeting set for 20 Feb. 2015 at 3:30 PM at the Dolds home.

Security Gates

Dennis Hill reported on the upgrade for the three gates at WCR. The selected company is Access Control led by Paul Gutch. Dennis has requested an SOW (Statement of Work) from them in addition to the bid. The new system will utilize the existing motors, power lines, phone lines and ranch office computer. New digital controls will be installed at each kiosk and new software will be installed on the computer. New features include recording of up to 20,000 events and up to 20,000 different 5 digit codes, which was recommended by Danny Reid for many years. The major advantage of the new system is the ability to maintain it. The existing system is held together with bailing wire and chewing gum and it is possible that a system failure would not be repairable because of outdated and discontinued equipment. Clickers will still be used for gate entry, but they are different from the current types which are no longer available. The new clickers cost about \$28 each and each owner will be required to purchase them if so desired.

Firewise Community

No report. Firewise Committee Chairman Mike Moore was out of the country and missed the meeting. In Mike's absence, Tommy Skinner reported he has agreed to assume the responsibilities as Chairman of the Firewise Committee and would meet with Mike when he returns to debrief, including progressing Wolf Creek's annual recertification (if Mike has not already done so).

Managed Lands Program

Bob Snyder reported that 4 buck and 3 doe have been taken off the ranch this year so far and two game wardens are working the harvest. Deer season ends the end of February.

Treasurer's Report

Dennis handed out the report for January. WCR has had the good fortune in 2014 to underrun the budgets by \$20,518 which will be carried forward to the 2015 budget. See attachment.

President Dold

As of 15 November, all the cattle have been removed from WCR except for one very large bull belonging to Barney Baker. Others in the room chimed in and indicated they have seen a few of Mr. Baker's cattle near their places. This started a discussion of expediting the repair of fencing between WCR and the Baker ranch.

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Next meeting is set for 18 April 2015, 9 AM at the Dolds.

Warren Dold adjourned the meeting at approximately 11:00 AM.

Submitted and Certified by:



Lee Kinard, Secretary

23 Nov, 2015

Date

From: **Wolf Creek Ranch** wolfcktx@tstar.net
Subject: FW: AGENDA for WCROA Meeting on January 24, 2015
Date: January 15, 2015 at 12:47 PM
To: Wolf Creek Ranch wolfcreek@wolfcreektexas.com



From: Warren [mailto:warrendold@gmail.com]
Sent: Thursday, January 15, 2015 12:27 PM
To: Ball, Fred; Denny Hill; Lee Kinard; Mike Moore; Bob Ring; Bob Snyder; WARREN DOLD
Cc: Bill Bishop; James Fletcher (US - Austin); Becky Carlberg; Ellis McKanna; Nelda Duff
Subject: AGENDA for WCROA Meeting on January 24, 2015

Our next Association meeting is scheduled for Saturday, January 24th beginning at 9 am at the Dolds house at 3401 Wolf Creek Ranch Road. Owners are encouraged to attend these quarterly meetings to stay current on decisions effecting Wolf Creek and weigh in with your idea for board action. Meeting notices are posted at Nelda's office and at the mailbox kiosk. Nelda will forward this agenda inviting all owners to attend. Try to arrive by 8:45 so we can get started promptly at 9 a.m.

Primary topics of discussion will be (1) adoption of a process for nominating and electing two director positions whose terms expire in April and (2) end-of-year financial summary on how actual spending for the year lined up with the 2014 Budget plan.

Order of business follows:

Lee Kinard ... Review any changes made to your draft of the November meeting minutes and move to accept the minutes as amended. We all find your report on rainfall in Wolf Creek very interesting and useful so please also bring your year end rainfall summary which presumably will show some improvement from the last 4 - 5 years.

Bill Bishop/McKanna/Carlberg ... Please brief directors on Design Review Board construction planning approvals since our last meeting and summarize the number of construction approvals your committee considered last year. There are now 24 houses completed, 2 homes under construction (Stracke and Buechler) and and 1 approved for construction (Taniguchi) within the ranch. You guys do a GREAT job administering the construction guidelines described in our community Declaration and, in so doing, assure the integrity the those standards and covenants all Wolf Creek Ranch owners bought into and depend upon when we purchased our properties.

Bob Ring/Jim Fletcher ... Please report on the progress you are making toward ordering and installation of our three gate entry call-boxes. Presumably there will be needs to replace the software that goes with the new digital electronics and training for Nelda and others to operate the system.

Mike Moore ... We will all be interested in learning about the measures undertaken by owners and the Association last year in support of our annual recertification as a Firewise Community. If you have plans in mind yet for when and the topics for our annual Firewise community preparedness education meeting, that too will be a topic of interest. Somewhere during the community Firewise update, one of the two of us need to cast hearing public accolades to John

community. I receive updates, one of the things we need to be doing is plumbing fixtures to some Manton for his work on winterizing all three of our firewater storage tanks plumbing fixtures. John and Tommy Skinner are both commissioners on the East Lake Buchanan Emergency Service District which funds the local VFD. We should acknowledge their contribution to the much improved fire and emergency response capabilities which Wolf Creek owners and area residents now enjoy.

Bob Snyder There is always interest this time of year in the Managed Land Deer Permit harvesting count to date. Include also any comments/observations/improvements you or the Texas Parks and Wildlife personnel, who are so helpful in administering the program, find appropriate.

Denny Hill Your report is always informative and thorough and a highlight of interest to us all. Bring us current on year-end 2014 operating and capital improvement financials. Consider also bringing a few extra copies to the meeting of the financials included in your dues statement to owners to anyone with questions can ask them during your discussion.

Warren Dold (1) Election of Directors: Mike Moore and Warren Dold will need to decide whether to place their names on the ballot for a successive three year term as Association directors. Denny Hill, Bob Ring and Bob Snyder will be serving the final year of their elective term and will need to decide this time next year whether to seek a successive term. Fred Ball and Lee Kinard have two years remaining on their term of office. Dold will distribute in late January for board consideration and comment suggested forms for Election Guidelines, Director Nomination and Ballots. The director election process has run smoothly each of the past 6 years so I foresee these 2015 election forms will be substantially similar to prior years' forms, amended only for this year's election dates; (2) Status of Removal of Bud's cattle and Pasture Native Grass Recovery program; (3) Perimeter Fence Replacement update; (4) Road Maintenance plan; (5) Agree on a date for our annual Owners ROUNDUP so come with your electronic calendars. FYI ... the Bluebonnet Festival this year is scheduled for April 11 - 13 , 2015. We have historically scheduled our ROUNDUP event from 4 - 7 pm on the Saturday during the Bluebonnet Festival giving owners coming from out of town the option of attending the many activities occurring during the weekend of the festival. Assuming we schedule our community gathering during the Bluebonnet Schedule, Saturday afternoon April 11th would be the date for ROUNDUP 2015; and (6) Schedule our next quarterly Association meeting.

See you at 9 am, Saturday, January 24th.

Warren

JAN 24, 2015
WCRVA

✓ WOODRUP, Carol & Peter Dold

✓ GENE PETRU

✓ MARK + TERRY STRACKE

✓ Pete Mafford

✓ Tom & Dee Dee Sanders

✓ Bill Bishop

✓ Bob Ring

✓ DENNY HILL WB5A

✓ Bob Snyder ER-4B

✓ Tommy + PATTI SKINNER 4401 WCRB

✓ FRED BALL

✓ Ellis McEanna

✓ JOHN MANTON

✓ Randy + Kay Lester

Jim + Carol Weathers

✓ LEE KINARD AC-2

Design Review Board Activity Report

November 15, 2014 – January 24, 2015

The following requests and actions of Design Review Board took place since the WCROA Board meeting of November 15, 2014:

1. November 17, 2014. Request of Bob Snyder to construct a solar panel array on his tract (ER-4B).

DRB Action: The DRB approved Snyder request to build a solar panel array on ER-4B on November 19, 2014.

2. November 30, 2014. Request of Tom Sanders for approval to build a garage/outbuilding on AC-4A.

DRB Action: After much discussion and plan revision, the DRB approved the Sander's request to construct a garage /outbuilding on December 16, 2014.

3. December 15, 2014 inquiry of Steven Grigsby requesting information concerning the DRB approval process for a home on WR-2.

DRB Action: December 16, 2014, furnished copies of the DRB's guidelines for construction as well as the current declaration and covenants for Wolf Creek Ranch.

Design Review Board Activity for 2015 – Annual Recap

1. February 10, 2013. Received a 2nd revised application from Gene and Dorine Petru for approval to build a single family dwelling on WB-5B1. The house site was moved so as to meet all setback requirements. All remaining questions were addressed.

DRB Action: The DRB approved the construction of the proposed single-family dwelling, casita and garage on February 13, 2014.

2. April 11, 2014. Warren and Carol Dold proposed three improvement projects as follows:
 - (1) Add a long flower bed rock wall approximately 50' in length and varying depths adjacent to covered back yard patio;
 - (2) replace the existing wooden stairs leading from the covered back yard patio to the back yard using stone compatible in color to the house stone; and
 - (3) add a decorative stone edge (compatible with house) on both sides of the three drainage tin horns which cross the Dold's driveway.

DRB Action: The DRB granted approval on April 14, 2014.

4. July 19, 2014. Request of Kim and Cindy Taniguchi for approval to build a single family dwelling and workshop on MCW-7B. The Taniguchi's approval request includes a request for a variance to the 100' setback between their tract and Karol Shepherd's tract (MCW-7C).

Further action required to obtain DRB approval for this request:

- i. WCROA Board review of the draft form of variance. Discuss and agree on any further changes to the form and change as appropriate. **The form of variance was edited by the Board at the September 13th meeting.**
 - ii. Obtain final Board endorsement of the variance form. **The form of variance was endorsed by the Board as edited at the September 13th meeting.**
 - iii. Submit the final form of variance to Karol Shepherd and obtain her written concurrence to the variance. **Karol Shepherd executed a formal letter to the WCROA taking no object to the variance request on October 25, 2014.**
 - iv. Submit a conditional approval letter and executed recordable variance to the Taniguchi's. **Conditional approval letter was executed and delivered via email on November 11, 2014. Executed the Grant of Variance before a public notary on November 14, 2014. The original approval letter was delivered by U. S. Mail to the Taniguchi's.**
5. October 6, 2014 request of Mark and Terry Stracke to build a single-family dwelling and shop building on MCW-6A.

DRB Action: Approval was granted for construction of the proposed single-family dwelling and shop building on November 11, 2014.

6. October 17, 2014 request from Patti Skinner to construct landscape rock retaining walls to accommodate new landscaping around their home on Tract ER-12.

DRB Action: Approved by the DRB on October 17, 2014.

7. November 30, 2014. Request of Tom Sanders for approval to build a garage/outbuilding on AC-4A.

DRB Action: After much discussion and plan revision, the DRB approved the Sander's request to construct a garage /outbuilding on December 16, 2014.

WOLF CREEK RANCH OWNERS' ASSOCIATION

Treasurer's Report

January 24, 2015

Overall Financial Condition

Through the end of 2014, we were under budget by \$20,518 and we accomplished all of the projects added to the budget by the Board at the May 2014 meeting. The budget underspend has been carried over to offset anticipated 2015 spending on the new gate access system and substantial road maintenance and repairs.

CPA's Statement of Assets, Liabilities and Equity – 12/31/2014 (Attached)

- *Road Reserve (\$175,000) and "Rainy Day" (\$50,000) for a total of \$225,000 for future use.*

Statement of Income and Expense – 12/31/2014 (Attached)

Commentary on summary expense categories that are off budget by 5% or greater:

- *Working Ranch Expenses – fence repair and corn expenditures low*
- *Security - very good luck with gate functionality*
- *Roads – minimal repair work done*
- *Dock – No repairs needed beyond current maintenance contract and lease (property tax) budget too high*
- *General Maintenance – Bluff flag pole replacement (\$1,261) and reduced mowing due to drought*
- *Owner Services – Minimal spending on Firewise*
- *Fence Section Replacement – Cost split with adjoining property owner (Barney Baker)*

2014 Large / Special Project Status

- *Middle Gate Improvements: (completed 2/14) \$17,418 in 2014. Total project 105% of 2013-2014 project budget of \$34,965.*
- *Road shoulder fortification: with boulders (completed 2/14) \$6,000*
- *Brush Removal: previously cut along West 2341 fence (completed 2/14) \$1,000*
- *Oak tree pruning: around barn and mail structure (completed 3/14) \$1,000*
- *Brush / Prickly Pear abatement: East of middle gate (completed 4/14) \$5,000*

WOLF CREEK RANCH OWNERS' ASSOCIATION

Treasurer's Report

January 24, 2015

- *Firewise Improvements: Chip brush piles near pavilion to mulch (completed 5/14) \$3,960*
- *Road Improvements: Chip-seal trash dumpster area, repair pavilion parking lot, repair dirt road on incline near pavilion & repair October 2013 storm damage to road shoulders (completed 7/14) \$15,000*
- *Fence section replacement:(completed 9/29)*
- *Prickly Pear abatement spraying - common areas: (completed 10/14)*

2014 Dues Collection Status

- *54 owners paid in full by 2/15/2014*
- *3 owners paid in full with interest by 3/15/2014*
- *10 owners paid in full with interest & penalties after 3/15/2014*
- *1 owner had remaining balance of \$24 which is rolled to 2015*

2015 Dues Collection Status as of 1/20/2015

Full dues payment without interest is allowed through 2/15/2015

- *29 owners paid in full*
- *2 owners have paid the January monthly payment*

2015 Budget (Attached)

The budget for 2015 reflects anticipated operating and capital improvement projects for the year based on past performance, and best-estimates of future activity. It has been revised since the November 2014 meeting to incorporate the 2014 budget underspend.

Respectfully submitted by Denny Hill, Treasurer.

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
As of December 31, 2014

Assets

Current Assets

Cash-Wells Fargo #3191	\$	28,364.30
Cash-Savings Wells Fargo		30,532.94
American Bank of TX-CD 11151		13,187.25
American Bank of TX-CD 10954		13,665.35
American Bank of TX-CD 10999		13,153.97
American Bank of TX-CD 11051		13,176.17
American Bank of TX-CD 11245		103,380.01
American Bank of TX-CD 70279		22,525.42
American Bank of TX-CD 70278		20,231.22
Annual Dues Receivable		24.00
Total Current Assets		258,240.63

Equipment & Fixtures

Equipment & Fixtures	\$	2,850.00
		2,850.00
Accumulated Depreciation		(2,850.00)
Total Property, Equipment and Fixtures (See Note 2 & 3)		0.00

Total Assets	\$	258,240.63
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Liabilities and Equity

Current Liabilities

Employment Taxes Payable	\$	638.76
FUTA Payable		42.00
Deferred Revenue		14,400.00
Total Current Liabilities		15,080.76

Equity

Capital Maintenance-Road Resurfacing Reserve Fund	\$	175,000.00
Operations-Sustainability Fund		50,000.00
Retained Earnings-Operating Fund		18,159.87
Total Equity		243,159.87

Total Liabilities & Equity	\$	258,240.63
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See Accountants' Compilation Report

WOLF CREEK RANCH OWNERS ASSOCIATION
Statement of Income & Expense
as of
December 31, 2014

Account	←————— Year-to-Date —————→				Favorable/(Unfavorable) Amount	Percentage	Total Annual Budget	Annual Budget Remaining
	Actual \$	% of Total	Budget \$					
INCOME								
4000 Annual Dues Assessments	163,200	76.5%	163,200	0	0.0%	163,200	0	
4000 Prior Year Carryover (2013)	47,207	22.1%	47,207	0	0.0%	47,207	0	
4002 Dues Interest & Late Fees	2,206	1.0%	2,024	182	9.0%	2,024	(182)	
4005 Grass Lease	(575)	-0.3%	0	(575)	--	0	575	
4015 Dividend Income	0	0.0%	0	0	--	0	0	
4020 Interest Income	1,299	0.6%	1,390	(91)	-6.5%	1,390	91	
4025 Other Income	0	0.0%	0	0	--	0	0	
TOTAL INCOME	213,338	100.0%	213,821	(484)	-0.2%	213,821	484	
OPERATING EXPENDITURES								
Personnel								
5001 Wages	25,244	13.1%	24,960	(284)	-1.1%	24,960	(284)	
5010 Payroll Tax Expense	1,931	1.0%	1,997	66	3.3%	1,997	66	
5011 FUTA Expense	42	0.0%	150	108	72.0%	150	108	
5012 SUTA Expense	586	0.3%	150	(436)	-291.2%	150	(436)	
5015 Mileage Reimbursement	2,392	1.2%	2,600	208	8.0%	2,600	208	
5020 Contract Labor	8,254	4.3%	7,488	(766)	-10.2%	7,488	(766)	
Total Personnel	38,449	19.9%	37,344	(1,105)	-3.0%	37,344	(1,105)	
Working Ranch Expenses								
5083 Repairs & Maint. - Fences	1,000	0.5%	1,900	900	47.4%	1,900	900	
5220 Wildlife Management	674	0.3%	1,248	574	46.0%	1,248	574	
Total Working Ranch Expenses	1,674	0.9%	3,148	1,474	46.8%	3,148	1,474	
Security								
5081 Repairs & Maint. - Gates	1,017	0.5%	2,400	1,383	57.6%	2,400	1,383	
5091 Telephone - Gates	1,748	0.9%	1,620	(128)	-7.9%	1,620	(128)	
5096 Utilities-Main Gate	732	0.4%	756	24	3.2%	756	24	
5097 Utilities-Middle Gate	516	0.3%	564	48	8.5%	564	48	
5099 Utilities-East Gate	667	0.3%	528	(139)	-26.3%	528	(139)	
5500 Security Service	8,400	4.4%	8,400	0	0.0%	8,400	0	
Total Security	13,080	6.8%	14,268	1,188	8.3%	14,268	1,188	
Roads								
5084 Repairs & Maint. - Roads	247	0.1%	3,300	3,053	92.5%	3,300	3,053	
5102 Utilities-Hill Lights	659	0.3%	672	13	1.9%	672	13	
5103 Utilities-Hill Lights2	688	0.4%	612	(76)	-12.5%	612	(76)	
Total Roads	1,595	0.8%	4,584	2,989	65.2%	4,584	2,989	
Dock								
5082 Repairs & Maint. - Dock	887	0.5%	1,056	169	16.0%	1,056	169	
5104 Utilities-Dock	607	0.3%	612	5	0.8%	612	5	
5400 Licenses & Permits - Dock	100	0.1%	100	0	0.0%	100	0	
5600 Lease-Boat Dock	679	0.4%	900	221	24.5%	900	221	
Total Dock	2,274	1.2%	2,668	394	14.8%	2,668	394	
General Maintenance								
5076 Equipment Rental	0	0.0%	0	0	--	0	0	
5080 Repairs & Maint. - General	0	0.0%	0	0	--	0	0	
5085 Tools, Equipment & Supplies	273	0.1%	600	327	54.5%	600	327	
5086 Repairs&Maint.- Facilities/Grounds	12,401	6.4%	11,210	(1,191)	-10.6%	11,210	(1,191)	
5210 Groundskeeping	28,410	14.7%	36,900	8,490	23.0%	36,900	8,490	
Total General Maintenance	41,084	21.3%	48,710	7,626	15.7%	48,710	7,626	

WOLF CREEK RANCH OWNERS ASSOCIATION

Statement of Income & Expense

as of

December 31, 2014

Account	← Year-to-Date →					Total Annual Budget	Annual Budget Remaining
	Actual \$	% of Total	Budget \$	Favorable/(Unfavorable) Amount	Percentage		
Administrative							
5025 Computer & Internet Expense	703	0.4%	738	35	4.8%	738	35
5030 Insurance Expense	7,751	4.0%	7,151	(600)	-8.4%	7,151	(600)
5055 Office Expense	521	0.3%	804	283	35.2%	804	283
5056 Bank Charges	0	0.0%	0	0	--	0	0
5065 Postage & Delivery	280	0.1%	320	40	12.5%	320	40
5068 Memberships, Subscriptions & Misc.	400	0.2%	600	200	33.3%	600	200
5069 Legal Fees	695	0.4%	0	(695)	--	0	(695)
5070 Accounting Fees	3,950	2.0%	3,950	0	0.0%	3,950	0
5072 Events / Annual Board Mtg	463	0.2%	850	387	45.6%	850	387
5090 Telephone - Office	1,647	0.9%	1,452	(195)	-13.4%	1,452	(195)
5095 Utilities-Barn	959	0.5%	876	(83)	-9.4%	876	(83)
Total Administrative	17,368	9.0%	16,741	(627)	-3.7%	16,741	(627)
Owner Services							
5101 Utilities-Pavillion	473	0.2%	480	7	1.5%	480	7
5120 Trash Pickup	3,483	1.8%	3,300	(183)	-5.5%	3,300	(183)
5040 Firewise Expense	180	0.1%	2,004	1,824	91.0%	2,004	1,824
Total Owner Services	4,136	2.1%	5,784	1,648	28.5%	5,784	1,648
Taxes, Fees & Miscellaneous							
5300 Property Taxes	1,075	0.6%	1,100	25	2.3%	1,100	25
7000 Federal Income Taxes	348	0.2%	350	2	0.6%	350	2
Total Taxes & Fees	1,423	0.7%	1,450	27	1.9%	1,450	27
5999 Contingency Allowance	0	0.0%	1,628	1,628	100.0%	1,628	1,628
TOTAL OPERATING EXPENDITURES	121,081	62.8%	136,325	15,244	11.2%	136,325	15,244
Capital Expenses							
8010 Road Resurfacing Reserve Fd	25,000	13.0%	25,000	0	0.0%	25,000	0
8015 Road Improvements	21,000	10.9%	21,000	0	0.0%	21,000	0
8025 Dock Replacement Reserve Fd	0	0.0%	0	0	--	0	0
8030 Fence Section Replacement	4,360	2.3%	12,000	7,640	63.7%	12,000	7,640
8035 Firewise Improvements	3,960	2.1%	3,960	0	0.0%	3,960	0
8045 Middle Gate Improvements	17,418	9.0%	15,536	(1,882)	-12.1%	15,536	(1,882)
TOTAL CAPITAL EXPENDITURES	71,738	37.2%	77,496	5,758	7.4%	77,496	5,758
TOTAL EXPENDITURES	192,820	100.0%	213,821	21,002	9.8%	213,821	21,002
NET INCOME	20,518		0	20,518		0	

**WOLF CREEK RANCH OWNERS ASSOCIATION
2015 Budget**

Acct #	Account Name	2015 Budget Total	Percent of Total
Revenue			
4000	Annual Dues Assessments	163,200.00	87.3%
4001	Prior Year Carryover (2014)	20,517.84	11.0%
4002	Dues Interest & Late Fees	2,024.00	1.1%
4005	Grass Lease	0.00	0.0%
4015	Dividend Income	0.00	0.0%
4020	Interest Income	1,100.00	0.6%
4025	Other Income	0.00	0.0%
	Total Revenue	186,841.84	100.0%
Operating Expenses			
5001	Wages	24,960.00	13.4%
5010	Payroll Tax Expense	1,996.80	1.1%
5011	FUTA Expense	149.76	0.1%
5012	SUTA Expense	149.76	0.1%
5015	Mileage Reimbursement	2,600.00	1.4%
5020	Contract Labor	7,488.00	4.0%
5025	Computer & Internet Expense	738.00	0.4%
5030	Insurance Expense	7,151.00	3.8%
5040	Firewise Expense	2,004.00	1.1%
5055	Office Expense	804.00	0.4%
5056	Bank Charges	0.00	0.0%
5065	Postage & Delivery	320.00	0.2%
5068	Memberships, Subscriptions & Misc.	600.00	0.3%
5069	Legal Fees	0.00	0.0%
5070	Accounting Fees	3,950.00	2.1%
5072	Events / Annual Board Mtg	850.00	0.5%
5076	Equipment Rental	0.00	0.0%
5080	Repairs & Maint. - General	0.00	0.0%
5081	Repairs & Maint. - Gates	2,400.00	1.3%
5082	Repairs & Maint. - Dock	1,056.00	0.6%
5083	Repairs & Maint. - Fences	1,200.00	0.6%
5084	Repairs & Maint. - Roads	3,600.00	1.9%
5085	Tools, Equipment & Supplies	600.00	0.3%
5086	Repairs&Maint.- Facilities/Grounds	1,200.00	0.6%
5090	Telephone - Office	1,608.00	0.9%
5091	Telephone - Gates	1,728.00	0.9%
5095	Utilities-Barn	972.00	0.5%
5096	Utilities-Main Gate	720.00	0.4%
5097	Utilities-Middle Gate	516.00	0.3%
5099	Utilities-East Gate	636.00	0.3%
5101	Utilities-Pavillion	480.00	0.3%
5102	Utilities-Hill Lights	648.00	0.3%
5103	Utilities-Hill Lights2	684.00	0.4%
5104	Utilities-Dock	612.00	0.3%
5120	Trash Pickup	3,480.00	1.9%
5210	Groundskeeping	34,850.00	18.7%
5220	Wildlife Management	1,248.00	0.7%
5300	Property Taxes	1,100.00	0.6%
5400	Licenses & Permits - Dock	100.00	0.1%
5500	Security Service	8,400.00	4.5%
5600	Lease-Boat Dock	900.00	0.5%
5999	Contingency Allowance	42.52	0.0%
7000	Federal Income Taxes	350.00	0.2%
	Total Operating Expenses	122,891.84	65.8%
Capital Expenses			
8010	Road Resurfacing Reserve Fd	(13,000.00)	-7.0%
8015	Road Improvements	50,000.00	26.8%
8025	Dock Replacement Reserve Fd	0.00	0.0%
8030	Fence Section Replacement	4,950.00	2.6%
8035	Firewise Improvements	0.00	0.0%
8047	Gate Access Improvements	12,000.00	6.4%
8050	Cactus Abatement / Land Mgmt.	10,000.00	5.4%
		0.00	0.0%
	Total Capital Expenses	63,950.00	34.2%
	Total Expenses	186,841.84	100.0%
	Net Income (Loss)	0.00	

Slate of WCROA Officers/Committee Positions* For 2012 – 2014

President Warren Dold
V-P Bob Snyder
Treasurer Dennis Hill
Secretary Lee Kinard
Member Fred Ball
Member Mike Moore
Member Bob Ring

Committees:

Firewise Committee ... Mike Moore, Chairman, Dennis Hill, Lee Kinard, Pete Mefford, Tommy Skinner and Warren Struss.

Design Review Board ... Bill Bishop, Chairman, Becky Carlberg and Ellis McKanna.

Security/Insurance ... Bob Ring, Chairman

Managed Land Deer Program ... Bob Snyder, Chairman, Warren Struss and Jim Fletcher

Ranch Maintenance ... Jim Fletcher, Chairman, Bob Snyder and Warren Dold.

Roundup Planning ... Colleen Struss/Carol Dold, Co-Chairpersons

Employee Relations ... Warren Dold, Warren Struss and Bob Ring.

Adopt-a-Highway Program ... Carol Weathers, Chairperson

Middle Gate Planning Committee ... Mike Moore, Chairman, Fred Ball, Bob Ring, Tommy Skinner and Carol Dold

Dock Committee ... Lee Kinard, Chairman, Walter Sotillo, ~~Phil Dodson~~, Bob Snyder, Warren Struss and Jim Weathers

*As appointed by the WCROA Board of Directors on April 28, 2012 and reconfirmed May 25, 2013.

